

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION
“SPECIAL MEETING”**

**July 9, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, FRANK HERNANDEZ, THOR SCORDELIS

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

MINUTES

[June 4, 2015](#)

PUBLIC HEARINGS

1. PLN 15-0024, ARCHITECTURAL REVIEW PERMIT, PRICE LANE SUBDIVISION – SINGLE FAMILY RESIDENCE FOR LOT 4 – COMPLIANCE WITH CONDITION OF APPROVAL , 118 PRICE LANE

[Staff Report](#)

[Attachment A-3](#)

Proposed Site and Landscape Plan for Lot 4

To comply with Condition No. 1.4 related to the approval of Lot 4 of the Price Lane Subdivision, the applicant, Castle Companies Inc., has submitted a revised site and landscape plan for final review by the Commission. The application involves a 1.02 acre site, zoned R-7 – Single Family – 7,000 square foot lots and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

2. ARC 10-007, CORTSEN THREE NEW SINGLE FAMILY HOMES (4-LOT MINOR SUBDIVISION) TIME EXTENSION – 297 CORTSEN ROAD

[Staff Report](#)

<u>Attachment A</u>	Modified Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Applicant's Written Statement
<u>Attachment D</u>	Summary Table of Automatic State Extensions
<u>Attachment E</u>	Approved Elevations and Development & Design Guidelines
<u>Attachment F</u>	Applicant Proposed Modification to Project Description
<u>Attachment G</u>	Public Hearing Notice

Public hearing to consider a five year extension (through July 9, 2020) for ARC 10-007 (3 new single family homes). The site is zoned *R-10 Single Family Residential*. Assessor Parcel Numbers: 166-060-045 & 166-070-052, located at 297 Cortsen Road.

CEQA Determination: Categorically Exempt, Class 3 (New Construction or Conversion of Small Structures) and Class 15 (Minor Land Subdivisions).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

STUDY SESSION

1. PLN 15-0160, PARTY CITY SIGN PERMIT, 545 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)

<u>Attachment A</u>	Reserved for Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Project Plans
<u>Attachment D</u>	Public Notice

Study session to provide sign design feedback on Sign Permit application PLN 15-0160, submitted by Party City (applicant) for the design of one new wall sign, and provide comment on an associated Major Sign Adjustment (Use Permit) request, submitted in accordance with Section 18.60.100 of the Zoning Ordinance, for excess wall sign area (231 square feet of sign area proposed versus 120 square feet allowed by the Zoning Ordinance) that will be considered by the Planning Commission at a future date. Assessor's Parcel Number: 125-250-008. No action will be taken since this is a study session.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS

Election of a new Chair and Vice-Chair

ADJOURNMENT

Adjourn to a “special” meeting of the Architectural Review Commission on July 23, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill. Note: *The regularly scheduled ARC meeting of July 16, 2015 is cancelled.*